



**DIRECTOR'S HEARING
REPORT OF ACTIONS
SEPTEMBER 27, 2021**

1.0 CONSENT CALENDAR:

NONE

2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

- 4.1 **SCOPING SESSION for ENVIRONMENTAL IMPACT REPORT for SPECIFIC PLAN NO. 380, AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 210004, CHANGE OF ZONE NO. 210012, and TENTATIVE TRACT MAP NO. 38163** – Applicant: Jennifer O’Leary – Engineer/Representative: Joel Morse – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) – Community Development: Low Density Residential (CD-LDR) – Community Development: Medium Density Residential (CD-MDR) – Community Development: Mixed Use Area (CD- MUA) – Open Space: Conservation (OS-C) – Community Development: Very Low Density Residential (CD-VLDR) – Location: Northerly of Keller Road, easterly of Pourroy Road, southerly of Scott Road, and westerly of Winchester Road (State Highway 79) – 191.4 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST: Specific Plan No. 380 Amendment No. 1** (SP380A01) proposes to amend the Keller Crossing Specific Plan to modify the allocation, distribution, lot sizes and development standards of the land uses within the Specific Plan. Amendment No. 1 would establish 356 single family homes on 70 acres including 177 homes at the Medium Density Residential Designation and 179 homes at the Medium High Density Residential Designation. In addition, Amendment No. 1 would provide for 80 Age Qualified homes on 5.4 acres at a Very High-Density Residential Designation. Amendment No. 1 also includes a 6.5-acre park, 18-acres designated as Commercial Retail, 6.2 acres designated as Open Space-Water for use as a Water Quality Management Basin, and 12.9 acres designated Open Space – Conservation for Manufactured Slopes, Fuel Modification, and open space buffer. Finally, Amendment No. 1 would maintain the 61.1 acres designated as Open Space – Conservation Habitat, intended for preservation under the MSHCP. **General Plan Amendment No. 210004** (GPA210004) proposes to modify and reconfigure the adopted Land Use Designations of the Keller Crossing Specific Plan (SP380) and the Southwest Area Plan to provide for the development of 356 single-family homes, 80 Age Qualified homes, 18 acres of commercial land use, 6.5 acres of park space, and the preservation of 61.1 acres of habitat under the MSHCP. **Change of Zone No. 210012** (CZ2100012) proposes to modify and reconfigure the Planning Areas Boundaries of the Specific Plan to provide for the proposed development. The Specific Plan Zoning Ordinance would be modified to accommodate the proposed development. The zoning classification of the Specific Plan will remain Specific Plan. **Tentative Tract Map No. 38163** (TTM38163) is a Schedule ‘A’ subdivision of approximately 191.4 acres into 356 residential lots and 32 non-residential lots. The minimum lot size will be 5,000 sq. ft. The Project will be development in two (2) phases. Phase 1 will include 195 residential lots and Phase 2 will include 161 residential lots. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

ITEM Presented and opened for public comments. Public comments received at hearing for the Environmental Impact Report.

5.0 PUBLIC COMMENTS: